

8K6167PG317
MEMORANDUM OF LEASE

The following is a Memorandum of Lease pursuant to Section 201 of Title 33 of the Maine Revised Statutes:

- 005654
- 37-132
Units / have //
1. *Name of Parties to Lease:*
 - (a) The Lessor is Inland Hospital.
 - (b) The Lessee is Waterville Medical Arts Associates.
 2. *Description of Leased Premises:*

See attached Schedule A.
 3. *Date of Lease:*

March 15, 2000.
 4. *Term of Lease:*

Ninety-nine (99) years, beginning March 15, 2000, and ending March 14, 2099. Lessee shall have the option to extend the term of this Lease for one fifty (50) year period.
 5. *Provisions Relating To Options To Purchase Or Transfer Of Title:*

None.
 6. *Date of Memorandum:*

March 16, 2000.

Inland Hospital

By Wilfred J. Addison
Wilfred J. Addison
Its President

STATE OF MAINE
COUNTY OF KENNEBEC

March 16, 2000

Personally appeared the above-named Wilfred J. Addison, President of Inland Hospital and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Blair S. Jones
Blair S. Jones - Attorney At Law

Blair S. Jones
112 State St
Waterville, ME 04901

SCHEDULE A

A certain lot or parcel of land on the southerly side of Kennedy Memorial Drive in Waterville, County of Kennebec, State of Maine, more particularly bounded and described as follows:

Commencing at a capped steel rebar marking the northeasterly corner of the property of the Grantor, said rebar being in the southerly line of Kennedy Memorial Drive, and being the northeasterly corner of the property of Inland Hospital as described in Kennebec County Registry of Deeds, Book 1510, Page 835; thence in a 1987 magnetic bearing of South thirty-one degrees thirty-three minutes eight seconds West ($S 31^{\circ} 33' 08'' W$) along the easterly line of the Grantor a distance of two hundred fifty-one and thirty hundredths (251.30) feet to a point; thence North fifty-eight degrees twenty-six minutes fifty-two seconds West ($N 58^{\circ} 26' 52'' W$) a distance of eleven and twenty-one hundredths (11.21) feet to the Point of Beginning of the herein described leasehold; thence North forty-two degrees fifty-one minutes twenty-one seconds West ($N 42^{\circ} 51' 21'' W$) a distance of seventy-five and thirty-four hundredths (75.34) feet to a point; thence South forty-seven degrees eight minutes thirty-nine seconds West ($S 47^{\circ} 08' 39'' W$) a distance of sixty-five and two tenths (65.2) feet; thence along a curve to the left whose radius is ten and zero tenths (10.0) feet a distance of fifteen and forty-three hundredths (15.43) feet to a point; thence South forty-seven degrees eight minutes thirty-nine seconds West ($S 47^{\circ} 08' 39'' W$) a distance of fifty-three and seventy-two hundredths (53.72) feet to a point in the face of the Dean Wing of Inland Hospital; thence South thirty-eight degrees thirty-three minutes and fifty-seven seconds East ($S 38^{\circ} 33' 57'' E$) along the face of the Dean Wing a distance of four and eighteen hundredths (4.18) feet to the northeasterly corner thereof; thence South fifty-one degrees twenty-nine minutes thirty-six seconds West ($S 51^{\circ} 29' 36'' W$) a distance of one and seventeen hundredths (1.17) feet to a point; thence South forty-two degrees fifty-one minutes twenty seconds East ($S 42^{\circ} 51' 20'' E$) a distance of seventy-one and twenty-six hundredths (71.26) feet to a point; thence North forty-seven degrees eight minutes thirty-nine seconds East ($N 47^{\circ} 08' 39'' E$) along the easterly side of the leasehold a distance of one hundred thirty-four and thirty-four hundredths (134.34) feet to the Point of Beginning.

This parcel contain ten thousand one hundred square feet, more or less ($10,100 \pm$) and is a part and only a part of the parcel conveyed to the Grantor by deed recorded in Kennebec County Registry of Deeds in Book 1510, Page 835.

Subject to the rights of the Grantor to utilize, repair, replace and/or maintain existing structures, utilities, parking lots and/or roads adjacent to, upon or crossing the herein

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units plus 11

described parcel.

Also including for the benefit of the Grantee, the right to use thirty (30) existing parking spaces northerly and northeasterly of Inland Hospital's Dean Wing and fifty-six (56) existing parking spaces located southerly and southeasterly of the Dean Wing, as such parking spaces may be located or relocated from time to time by Grantor, with the right of ingress and egress on existing roads to and from said parking areas as shown on a plan of Inland Hospital, Declaration of Condominium dated January 14, 2000.

Together with a right of ingress and egress over and across the access road depicted on Exhibit A and together with the exclusive right to use and occupy the parking spaces as also depicted on Exhibit A.

RECEIVED KENNEBEC SS.

sn-031500-E/04-Timothy R. O'Donnell/Inland Hospital/Waterville Medical Arts Associates/Schedule A attached to Memorandum of Understanding
2000 MAR 17 PM 3:10

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ATTEST: *James Cook*
REGISTER OF DEEDS